

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49868

Property Information

property address: 1507 S TEXAS AVE

legal description: WOODLAND HEIGHTS #2, BLOCK 2, LOT 4,5,6

owner name/address: WATSON, OPAL L TRUST B

% WATSON, JOHN

1211 S TEXAS AVE

BRYAN, TX 77803-4560

full business name: Best Cleaners Super Dry Clean Center / C+L Auto Care

land use category: Owner Retail type of business: Dry Cleaning / Auto Repairs

current zoning: C-3

occupancy status: _____

lot area (square feet): 56656

frontage along Texas Avenue (feet): 30

lot depth (feet): 175

sq. footage of building: 4650

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
no

Improvements

of buildings: 3 building height (feet): 15/20/20 # of stories: 1/1/1

type of buildings (specify): wood / steel / steel

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1984 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: Electronic

overall condition (specify): Good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 22

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 8x16

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Good

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

